

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 27, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 27, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JANUARY 21, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 21, 2014. The motion passed unanimously.

COMMUNICATIONS

Military Department, Connecticut National Guard Armory Construction Purchase Program. Mr. Dillon reported that as required by CGS §27-45 the Board received a copy of a report prepared by the Adjutant General regarding the Connecticut National Guard Armory Construction Purchase Program. The report is the basis for establishing priorities in the appropriation of state money for new construction or the purchase of armories, buildings or land for military purposes.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-015 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Richard Grechika
Property: Southbury Training School, 1461 South Britain Road, Southbury
Project Purpose: Employee Housing Lease-out – DAS Housing Unit #MRSPV24
Item Purpose: Lease-out of 6-room residential cape style dwelling comprising approximately 1,352 SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

Staff reported that this item is a standard lease-out agreement of the State Employee Housing Program, whose policies and regulations were established in 2005 in order to prevent abuse or favoritism in the leasing of state-owned housing.

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PRB #14-015 is Unit MRSPV24 on the campus of Southbury Training School (STS). The leased premises are a 1,352 SF single family Cape style house. When appraised in 2008, the market rent was established at \$15,600/year. Consistent with adopted policy, the rent is reduced 30% to 10,920/year. The monthly rent is \$910.00. The tenant is required to carry \$500,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. The tenant is a member of the STS Volunteer Fire Department; DDS certified that state housing would facilitate this employee's ability to perform his duties. DDS completed an inspection of the premises in October 2013 (Lease Exhibit A).

Staff recommended approval of the item.

PRB # 14-017 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-056
Grantor: James J. Jakiela, et al.
Property: 279 Triangle Boulevard, Middlebury, CT
Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.72+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 56th in this project to come before the Board and is located in the project's Phase 6 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$365,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-016 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-CTC-427 **Origin/Client:** DCS/CTC
Contract: BI-CTC-427-ARC **Commission Letter #1**
Consultant: Northeast Collaborative Architects, LLC
Property: Northwestern Connecticut Community College, Winsted
Project Purpose: Joyner Hall Replacement Project
Item Purpose: Commission Letter #1 to compensate the consultant for additional services required for preparation, submission and inspection requirements related to a Storm Water Pollution Control Plan Permit.

Staff reported that, in general, the project involves the required architectural and engineering services to complete the demolition of the existing Joyner Building and construct a new 24,400 GSF state of the art

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Allied Health and Veterinary Technician Academic Building. The overall project scope includes existing building demolition, site work, expanded parking lot, new utility connections and all of the associated building design requirements for a fully functional and operational academic building. The overall project budget and construction budget are \$26,990,105 and \$17,619,930 respectively.

In April 2012 the Board approved the contract (PRB #12-102) for Northeast Collaborative Architects, LLC (“NCA”) to provide Architect Consultant Design Team Services from preliminary design until the completion of construction. The compensation rate for basic services was \$1,607,500 plus an additional \$285,000 for special service sub-consultants. As such the total proposed contract was approved at \$1,892,500 for project A/E design services which amounted to a total fee of 10.74% of the overall construction budget. The basic service consultant fee was equivalent to 9.12% of the construction budget.

Commission Letter #1 will compensate the architect and its sub-consultant BVH Integrated Services, P.C. a total fee of \$7,260 for the completion of DEEP General Permit and Registration for a Storm Water Pollution Control Plan. In general, the fee includes the required services for the completion of the plan and permit application (\$4,200) and three site inspections/reports at 90-day intervals (\$2,400) as well as NCA’s overhead and mark-up.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to PA 07-7 – Sec.2 (s) (3) and PA 09-2, Sec 42 (e) (3). Staff recommended that the Board approve Commission Letter #1.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-015 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-015. The motion passed unanimously.

PRB FILE #14-016 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #14-016. The motion passed unanimously.

PRB FILE #14-017 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-017. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary